

31 August 2022

NSW Health Infrastructure  
C/- John Holland Group  
Level 3, 65 Pirrama Rd  
Pyrmont NSW 2009

Attention: Wayne Hutchinson

**RE: SYDNEY CHILDREN'S HOSPITAL STAGE 1 AND MINDEROO CHILDREN'S COMPREHENSIVE  
CANCER CENTRE  
BCA / DDA CAPABILITY STATEMENT FOR SSDA MODIFICATION APPLICATION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the State Significant Development Modification Application to the Minister for the proposed extension of Basement 1 over Hospital Road associated with the development approved under SSD-10831778 against the Building Code of Australia 2019 (BCA) and Disability (Access to Premises-Buildings) Standards 2010.

## 1.1 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- confirm that the proposed new building works can readily achieve compliance with BCA 2019 pursuant to Section 6.28 of the *Environmental Planning & Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at S6.28 Crown Certificate stage.

## 1.2 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the following SSDA Architectural Plans prepared by Billard Leece Partnership Pty Ltd:

DRAWING NO.	REVISION	DATE	DRAWING NO.	REVISION	DATE
SCH1-AR-DG-SSD000	M	26.08.22	SCH1-AR-DG-SSD035	M	26.08.22
SCH1-AR-DG-SSD005	M	26.08.22	SCH1-AR-DG-SSD036	K	26.08.22
SCH1-AR-DG-SSD011	M	26.08.22	SCH1-AR-DG-SSD037	M	26.08.22
SCH1-AR-DG-SSD022	M	26.08.22	SCH1-AR-DG-SSD038	K	26.08.22
SCH1-AR-DG-SSD030	M	26.08.22	SCH1-AR-DG-SSD039	L	26.08.22
SCH1-AR-DG-SSD031	K	26.08.22	SCH1-AR-DG-SSD055	M	26.08.22
SCH1-AR-DG-SSD032	M	26.08.22	SCH1-AR-DG-SSD080	M	26.08.22
SCH1-AR-DG-SSD033	K	26.08.22			

**Address** Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

**Postal** PO Box 167  
Broadway NSW 2007  
**ABN** 18 408 985 851

**Contact** Ph: 02 9211 7777  
Fax: 02 9211 7774  
Email: admin@bmplusg.com.au



### 1.3 BUILDING CLASSIFICATION

The new building works have been classified as follows:

<b>BCA Classification:</b>	Class 3 - Overnight NICU rooms Class 6 – Retail (level 00) Class 7a - Car Park Class 8 - Basement Loading Dock Class 8 and 9a - Laboratories (level 00 and 3-5) - see note 2 Class 9a - Health Care (main use)
<b>Rise in Storeys:</b>	11 (Eleven)
<b>Storeys Contained:</b>	11 (Eleven)
<b>Type of Construction:</b>	Type A Construction
<b>Importance Level (Structural):</b>	4
<b>Sprinkler Protected Throughout:</b>	Yes
<b>Effective Height:</b>	50m (RL95.800 - 45.800) - see note 1
<b>Floor Area:</b>	TBA
<b>Max. Fire Compartment Size:</b>	5,000m <sup>2</sup> in non-patient care 2,000m <sup>2</sup> in patient care
<b>Climate Zone:</b>	Zone 5

*Note 1: Level B2 is the lowest storey calculated in the rise of storeys for the building. Level B2 is a split level with the lowest RL of the storey being 45.800.*

*Note 2: In accordance with guidance notes in Part A6 of the BCA laboratories that are part of a class 9a building are class 9a, despite the general classification for laboratories as class 8 buildings. We consider it would be appropriate to consider the level 00 portion as a non-patient care class 9a part.*

### 1.4 SUMMARY OF BCA COMPLIANCE

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

It is our experience that such compliance matters noted at this stage are not uncommon for a development of this nature and that they can be readily addressed at S6.28 Crown Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for S6.28 Crown Certificate without giving rise to significant changes to the proposal as submitted for SSDA.

Please note that a further detailed assessment of the S6.28 Crown Certificate architectural plans will be undertaken prior to issue of the S6.28 Crown Certificate.

### 1.5 FIRE SAFETY SCHEDULE

The following comprises a preliminary fire safety schedule containing statutory fire safety measures that will apply to the new building.

STATUTORY FIRE SAFETY MEASURE	DESIGN / INSTALLATION STANDARD
Access Panels, Doors & Hoppers	BCA 2019 Amdt 1, Clause C3.13 AS 1530.4 – 2014 and Manufacturer's specifications
Alarm Signalling Equipment	AS 1670.3 – 2018
Automatic Fail Safe Devices	BCA 2019 Amdt 1, Clause D2.21
Automatic Fire Detection & Alarm System	BCA 2019 Amdt 1, Spec. E2.2a & AS 1670.1 – 2018



STATUTORY FIRE SAFETY MEASURE	DESIGN / INSTALLATION STANDARD
Automatic Fire Suppression Systems	BCA 2019 Amdt 1, Spec. E1.5 AS 2118.1 – 2017 & AS 2118.6 – 2012
Building Occupant Warning System activated by the Sprinkler System	BCA 2019 Amdt 1, Spec. E1.5, Clause 8
Emergency Lifts	BCA 2019 Amdt 1, Clause E3.4 AS 1735.2 – 2001
Emergency Lighting	BCA 2019 Amdt 1, Clauses E4.2, E4.4 AS 2293.1 – 2018
Emergency Evacuation Plan	AS 3745-2010
Exit Signs	BCA 2019 Amdt 1, Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2018
Fire Control Centres	BCA 2019 Amdt 1, Spec E1.8
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Fire Dampers	BCA 2019 Amdt 1, Clause C3.15 AS 1668.1 – 2015, AS 1682.1 & 2 – 2015 and manufacturer's specification
Fire Doors	BCA 2019 Amdt 1, Clauses C2.12, C2.13, C3.4, C3.5, C3.7, C3.8 AS 1905.1 – 2015 and manufacturer's specification
Fire Hose Reels	BCA 2019 Amdt 1, Clause E1.4 AS 2441 – 2005
Fire Hydrant Systems	BCA 2019 Amdt 1, Clause E1.3 AS 2419.1 – 2005 & AS 2118.6 - 2012
Fire Seals	BCA 2019 Amdt 1, Clause C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Fire Shutters	BCA 2019 Amdt 1, Spec C3.4 AS 1905.2 – 2005
Fire Walls	BCA 2019 Amdt 1, Specification C1.1 AS 1530.4 - 2014
Lightweight Construction	BCA 2019 Amdt 1, Clause C1.8 AS 1530.4 – 2014 and manufacturer's specification
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2019 Amdt 1, Clause E2.2 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	EP&A Regulation Clause 186
Portable Fire Extinguishers	BCA 2019 Amdt 1, Clause E1.6 AS 2444 – 2001
Pressurising Systems - Stair Pressurisation to Fire-Isolated Exits.	BCA 2019 Amdt 1, Clause E2.2 AS/NZS 1668.1 – 2015
Required Exit Doors (Power Operated)	BCA 2019 Amdt 1, Clause D2.19(b)
Smoke Hazard Management Systems – Zone Smoke Control	BCA 2019 Amdt 1, Clause E2.2 AS/NZS 1668.1 –2015
Smoke Dampers	AS/NZS 1668.1 – 2015
Smoke Doors	BCA 2019 Amdt 1, Spec C3.4 & C2.5
Smoke Seals	BCA 2019 Amdt 1, Spec C3.4 and C2.5.
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA 2019 Amdt 1, Clause E4.9 AS1670.4 - 2018
Smoke Walls	BCA 2019 Amdt 1 Spec C2.5



STATUTORY FIRE SAFETY MEASURE	DESIGN / INSTALLATION STANDARD
Wall-Wetting Sprinklers	BCA 2019 Amdt 1, Clause C3.4 AS 2118.2 – 2010
Warning & Operational Signs	BCA 2019 Amdt 1, Clauses D2.23, D3.6 & E3.3 AS 1905.1 – 2015 and Section 108 of the EP&A Regulation 2021.
Fire Engineered Performance Solutions relating to: <i>To be included upon completion of the Fire Engineering Report</i>	BCA Performance Requirements ... Fire Safety Engineering Report prepared by ..... Report No. .... Revision .... dated .....

*\*Please note that the above schedule will need to be revised prior to issue of the S6.28 Crown Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Fire Engineered Performance Solutions.*

## 1.6 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARD 2010

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- + BCA clauses D3.1 to D3.12;
- + BCA clause E3.6;
- + BCA clauses F2.2 and F2.4.

The referenced plans show that access for people with disabilities will be available to and within the building from the main points of a pedestrian entry at the allotment boundary and accessible car spaces in accordance with BCA clause D3.1.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at S6.28 Crown Certificate stage. However, our review of the DA documentation indicates that compliance with the abovementioned provisions will be readily achievable. If DTS compliance is not achieved, a Performance Solution will need to be documented by an appropriately qualified Access Consultant.

## 1.7 CONCLUSION

This report confirms that BM+G have undertaken a review of the SSSA (Mod) architectural plans for the proposed development against the deemed-to-satisfy provisions of the Building Code of Australia 2019 and the Disability (Access to Premises – Buildings) Standards 2010

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Crown Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Yours sincerely,

Antonio Canuto  
**Senior Building Surveyor**  
**Blackett Maguire + Goldsmith**  
Registered Building Surveyor – Unrestricted (BDC04786)

David Blackett  
**Director**  
**Blackett Maguire + Goldsmith**  
Registered Building Surveyor – Unrestricted (BDC00032)